

## R/O 1<sup>st</sup> Floor, Unit 5, Lumina Way, Enfield, EN1 1FS



### Open plan space TO LET

Approx 2,734 sq ft (254.14 sq m)

- Potential for offices/D1/Training (subject to planning)
- Close proximity to Enfield Town Station
- Communal Kitchen & W.C
- Expansion potential
- Disabled lift
- 2 allocated car spaces

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

### Location

The offices are situated on the first floor of the unit, within a property that occupies a prominent position fronting Lumina Way, backing onto the A10. Enfield Town station provides a connection to London (Liverpool Street) in 34 minutes. A Travel Lodge is close by.

### The property

Situated at first floor level, the open space comprises of a solid floor with potential for expansion. There is access to a communal kitchen/staff room as well as ladies, gents and disabled toilets. A passenger lift is in place.

Externally, 2 car parking spaces are allocated.

### Accommodation

Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

2,734 sq ft      254.14 sq m

### Terms

To be let on a new lease/licence for a flexible term to be agreed on an 'easy in, easy out' basis.

### Figures.

£55,000 per year

Payable monthly in advance by Standing Order. The rent includes all outgoings with the exception of telecommunications. VAT is payable.

### Legal costs

Each party is to be responsible for the payment of their own legal costs.

### EPC

The EPC rating of the entire property known as Unit 5 is A 25.

### Agent's Note

All figures quoted are exclusive of Vat (if applicable)

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

These particulars are awaiting client's approval.

### Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



Maldon Office | **01621 929568**    Thurrock Office | **01708 860696**    Mobile | **07775 804848**

[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.